

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.	TO LEASE NO.	DATE	PAGE
02	GS-04B-46814	11/05/2008	1 of 2

ADDRESS OF PREMISES

Prudential Building, 701 San Marco Boulevard, Jacksonville, Florida 32207

THIS AGREEMENT, made and entered into this date by and between Prudential Insurance Company of America whose address is 213 W. Washington Street

Newark, New Jersey 07102

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above lease to provide for the addition of temporary expansion space to the leased premises.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended effective December 1, 2008 as follows:

The purpose of this Supplemental Lease Agreement (SLA) is to add 4,031 rsf (3,505 BOMA usf) of temporary expansion space on the 13th floor at the Prudential Building for a period beginning on December 1, 2008 and ending on March 31, 2009. The new total square footage for the Lease is 7,571 rsf (6,505 BOMA usf).

The Government has inspected the 13th floor temporary expansion space and is accepting same in as-is condition. The provisions contained in the Lease pertaining to the Lessor's obligations to meet building shell requirements have been satisfied and do not apply to the 13th floor temporary expansion space under this SLA.

The Government agrees that the sections of "Attachment C - Specifications for Building Shell" attached and made a part of the Lease entitled .01 "Tenant Improvements" and .02 "Tenant Improvement Rental Adjustment" do not apply to the 13th floor temporary expansion space under this SLA.

The Government agrees that "Attachment I - Janitorial" attached and made a part of the Lease do not apply to the 13th floor temporary expansion space under this SLA.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR <i>The Prudential Insurance Company of America</i>	
SIGNATURE <i>[Redacted]</i>	NAME OF SIGNER <i>America</i>
ADDRESS <i>213 Washington Street, Mezzanine Level, Newark, NJ 07102</i>	

IN PRESENCE OF	
SIGNATURE <i>[Redacted]</i>	NAME OF SIGNER <i>Maria Percontino</i>
ADDRESS	

UNITED STATES OF AMERICA	
SIGNATURE <i>[Redacted]</i>	NAME OF SIGNER <i>Michael S. Ellis</i>
OFFICIAL TITLE OF SIGNER <i>Contracting Officer</i>	

Paragraph C, 7. and 8. as set forth in the Lease and all subsequent Supplemental Lease Agreements is hereby amended to read:

"Rent is established as follows: See Attachment 1 to SLA 2: Rental Rate Schedule GS-04B-46814."

The Base Cost of Services for escalation purposes shall remain unchanged.

The Government percentage of occupancy for tax purposes shall remain unchanged.

All other terms and conditions remain in full force and effect.

INITIALS:

GMG
LESSOR


&


WES
GOVT

Attachment 1 to SLA 2: Rental Rate Schedule GS-04B-46814

Term	RSF	Annual Base	Annual Base/RSF	Annual Operating*	Annual Operating* per RSF	Annual TI	Total Annual Rent	Total Annual Rent per RSF
12/1/08 to 3/31/09	3,540	\$ 33,388.27	\$ 9.43	\$ 13,439.91	\$ 3.80	\$ 26,686.13	\$ 73,514.31	\$ 20.77
12/1/08 to 3/31/09	4,031	\$ 38,019.24	\$ 9.43	\$ 15,304.03	\$ 3.80	\$ -	\$ 53,323.27	\$ 13.23
Total	7,571	\$ 71,407.51	\$ 9.43	\$ 28,743.94	\$ 3.80	\$ 26,686.13	\$ 126,837.58	\$ 16.75
4/1/09 to 5/31/10	3,540	\$ 33,388.27	\$ 9.43	\$ 13,439.91	\$ 3.80	\$ 26,686.13	\$ 73,514.31	\$ 20.77
6/1/10 to 5/31/15	3,540	\$ 33,388.27	\$ 9.43	\$ 13,439.91	\$ 3.80		\$ 46,828.18	\$ 13.23

* Operating rent is escalated annually per Attachment D of GS-04B-46814. Operating rent shown escalated as of 11/4/2008.


 Lessor


 Gov't